

**CITY OF HANCOCK
PLANNING COMMISSION MINUTES OF
MAY 23, 2016**

The regular Planning Commission meeting was called to order by Chairperson Dave Lucchesi at 6:00 p.m. on Monday, May 23, 2016 with the following members present: Tony Wilmers, Dave Lucchesi, Clark Korpela, Deb Mann, Lisa McKenzie, Glenn Anderson, Ron Blau arrived at 6:30 p.m.

Absent: Dan Seguin and Bob Wenc

Guests: Karin Cooper and Tami Lehto

It was moved by Wilmers and seconded by Clark to approve the agenda.

AYES: All

NAYES: None

Motion Carried

It was moved by Mann and seconded by Wilmers to approve the April 25, 2016 minutes.

AYES: All

NAYES: None

Motion Carried

Public Comments: None

Updates/Information

-Reviewed the spring 2016 DEQ Torch Lake newsletter

-Heard the TORI Farmers Market will start up on June 1st and will have a June 25th Art and Music day

-Reviewed the 2016 Canal Rock schedule at Porvoo Park which will start on Friday, June 10th

-Reviewed the March 10th US41/M26 Corridor meeting minutes

-Heard the Recreation Commission has asked the City Council to put on the November ballot at .8 mills to fund capital upgrades to the city park system which would generate \$86,000 per year.

-Heard that SEMCO Gas Co. was replacing 100 service laterals throughout the city

-Learned that Erhart Assessing has completed about 30% of the residential properties and 10% of the commercial properties as part of the \$114,000 city wide reappraisal project. A survey team of 4 employees is doing the field work through September. The results will be included in 2017.

-Heard that the City water contractor Bill Siler will be replacing 1,500 residential water meters. William Hyrkas plumbing will be the sub contractor.

-Reviewed a final consent judgment for the federal court of the Eastern District of Michigan banning enforcement of the 60 day before an election gag order for city officials.

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-Reviewed the City's application to the Federal Transit Authority for 3 new transit buses valued at \$225,660. The City ranks 3rd out of 60 small transit operation in Michigan in need.

-Discussed the tax foreclosed property located at 805 Warren St. The City hopes to develop a plan to demolish the property

-Noted the City was establishing a process to have businesses apply for a downtown redevelopment liquor license

-Learned the City was awarded a \$3,000 mini grant from the Keweenaw Community Foundation for new LED lights at Lurn-Grove park. Deb Mann was thanked for writing up the grant request

-Reviewed the request from the Houghton County Fair Board to enter a long term lease agreement with the City for land use, and to clean up some land issues

The Commission received an update on the downtown construction project that started on May 3rd and will done on October 27th. In addition to the normal construction work, UPPCO, AT & T and Peninsula Fiber Network will be installing new service lines underground.

The Commission discussed the Houghton County Arena fundraising effort to raise about \$510,000 to replace the refrigeration system, a commercial dehumidifier, and new bleaches, including section for ADA persons.

Ron Blau encouraged the City to apply for Portage Health Foundation grants for recreation facility improvements.

Clark Korpela reiterated his position that the city keep its garbage operations even though it may cost more.

Lisa McKenzie expressed concern about the public parking spaces next to the World of Wood's new addition.

Karin Cooper, Architect with UPEA in Houghton presented the site plan for a \$9.5 million Phase 1 Houghton County Medical Care Facility rehab project to be bid in July. Facility Administrator Tammi Lehto also was in attendance. Most of the project will be to rehab existing floors and facilities, and addressing the increase in short term stays for post hospital rehab care. Sixteen new rehab short term rooms will be developed into one location while still keeping its original 197 bed allocation. The current main entrance area will be redesigned for patient services, currently the area houses offices.

Karin Cooper outlined the areas where new additions are being constructed:

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<u>Plan Section</u>	<u>Description</u>	<u>Estimated Sq. Ft.</u>
C-101	New enclosed South side entrance addition	600
C-102	New East side loading dock addition	250
C-103	New electrical service building under memory care unit floor	300
C-103	New patio addition in existing court yard area	----
A-4.2	2 story dining room additions with new patio's on South side of 3 rd and 4 th floor levels	5,000
A-4.3	New penthouse roof mechanical Addition	<u>300</u> 6,450 sq. ft.

It was moved by Clark and seconded by Mann to approve the site plan for the estimated 6,450 sq. ft. additions to the Houghton County Medical Facility located at 1100 W Quincy St.

AYES: All

NAYES: None

Motion Carried

It was moved by Wilmers and seconded by Clark to adjourn at 7:25 p.m.

AYES: All

NAYES: None

Motion Carried

Respectfully submitted,

Glenn Anderson
Secretary